

Draft of 4/28/2016

Chadds Ford Township
Delaware County, PA

Board of Supervisors' Meeting
Wednesday, April 6, 2016
7:00PM

Call to Order

The regular meeting was called to order at 7:04PM. Chairman Frank Murphy, Vice Chair Samantha Reiner and Supervisor Noelle Barbone were present. Ms. Amanda Serock, Manager, Mr. Mike Maddren, Esq., Solicitor and Mr. Matt DiFilippo, Assistant to the Manager and Township Secretary were also present. Mr. Michael Schneider, Engineer, was absent. Nine (9) people from the public were present.

Announcement

Chairman Murphy announced that the Township was hosting the Chadds Ford Business Association (CFBA) for breakfast tomorrow morning, April 7th. Chairman Murphy thanked the Citizens' Emergency Response Team (CERT) for the Active Shoot Presentation in March. Supervisor Barbone added that the event was well attended and the presentation was very informative. Chairman Murphy also announced that Roadside Clean Up and Recycle Day will be held Saturday, April 23rd from 9AM – 1PM. Supervisor Barbone announced that she attended a planning and zoning presentation at the Brandywine River Museum of Art and it was very educational.

Approval of Minutes

Vice Chair Reiner's motion to approve the Workshop minutes of Wednesday, February 24, 2016 was seconded by Supervisor Barbone and passed unanimously.

Supervisor Barbone's motion to approve the Regular Meeting minutes of Wednesday, March 2, 2016 was seconded by Vice Chair Reiner and passed unanimously.

Supervisors' Report

Vice Chair Reiner reported an executive session held on March 2nd to discuss personnel and litigation issues.

Solicitor Maddren gave an update regarding litigation concerning 681 Webb Road and its intentions to open a drug-rehabilitation center on its property. He reported that the residents have filed a new civil rights action in Federal Court and that the case has been turned over to the Township's insurance carrier's solicitor.

Manager's Report

Manager Serock submitted a written report. She announced the following, upcoming meetings: Planning Commission on April 13th and Open Space on April 14th.

Vice Chair Reiner inquired about the Planned Residential Development (PRD) time clock pertaining to the PRD application in front of the Board. Manager Serock responded that the Township has been given an extension.

Manager Serock also reported that the large Sycamore tree behind the Township building was reported to be diseased and dying by Bartlett Tree Service and Chadds Ford Tree Service. Chadds Ford Tree service cut what part of the tree needed to be removed leaving a very large chunk of the trunk remaining showing signs of re-growth.

Manager Serock reported that due to the disbandment of the Animal Protection Board of Delaware County, she's reached out to many veterinarians in the area, and is working on alternate options with surrounding communities, but has not settled a new animal control contract, yet. Solicitor Maddren weighed in that the Brandywine Valley SPCA's contract is significantly more expensive than what the Township was paying to the Animal Protection Board. Vice Chair Reiner recommended the Township speak with Allen Strickler, the Township's current animal control officer. Chairman Murphy concluded that as of June 1st an alternative will be needed.

Treasurer's Report

Manager Serock submitted a written Treasurer's Report and hardcopies of the Township's financial status for the month of March 2016. Secretary DiFilippo presented the report.

Supervisor Barbone's motion to approve General Fund expenditures to pay bills in the amount of \$62,207.13 was seconded by Vice Chair Reiner and passed unanimously.

Vice Chair Reiner's motion to approve Open Space expenditures in the amount of \$3,402.00 was seconded by Supervisor Barbone and passed unanimously.

Vice Chair Reiner's motion to approve a grading escrow in the amount of \$913.75 to Antimo Varriale, 1810 Wilmington Pike, was seconded by Supervisor Barbone and passed unanimously.

Engineer's Report

Engineer Schneider submitted a written report. Manager Serock, in Engineer Schneider's absence, reported that Engineer Schneider will be out and about in the Township doing stormwater work in anticipation of expected heavy rains.

Chairman Murphy asked that the traffic light timing at Wilmington and Baltimore Pikes (US Routes 202 and 1) be checked, because it's been reported that drivers are making illegal u-turns, left turns and rampantly getting out of the turn lane because the light is not changing.

Chairman Murphy, Vice Chair Reiner and Manager Serock also concluded that prior to the May 10th Sewer Authority meeting, a joint public meeting will take place between the Township's Board and the Sewer Authority at 6:00PM to review the Act 537 Plan.

Chairman Murphy asked Manager Serock to arrange a meeting with the Ridings HOA. Vice Chair Reiner thanked Engineer Schneider for his attention to the sinkholes at the Estates at Chadds Ford.

Chairman Murphy reported that Engineer Schneider distributed the updated Township speed limit and signage map and that the Board needs to respond with comments to update the map.

Old Business

There was no old business to discuss.

New Business: Authorization to Approve the Comprehensive Plan Proposal Submitted by Thomas Comitta Associates, Inc.

Chairman Murphy's motion to engage authorization to approve the Comprehensive Plan proposal submitted by Thomas Comitta Associates not to exceed \$40,000 in expenses was seconded by Vice Chair Reiner and passed unanimously.

Chairman Murphy commented that the Comprehensive Committee needs to be formed. Solicitor Maddren recommended public comment be requested.

Chairman Murphy suggested the committee consist of a member from the Strategic Advisory Committee, Zoning Task Force, Open Space, Sewer Authority, Township Manager, the entire Planning Commission and none of the Board of Supervisors.

Supervisor Barbone suggested that an outside professional be brought in, and also that HARB be included.

Vice Chair Reiner commented that she would like to be a liaison to the committee. Chairman Murphy agreed.

Tom Singer, Heyburn Road, Planning Commission, expressed concern over the size of the committee.

Valerie Hoxter, Painters Crossing, Planning Commission, clarified that the procedure would be that the Comprehensive Plan starts with the Comprehensive Plan Committee and then would move to the Planning Commission and ultimately end up in front of the Board of Supervisors.

Alan Horowitz expressed concern that it would be duplicative to have the Planning Commission on the Comprehensive Plan Committee, and that the proposed committee should have more public representation.

Chairman Murphy reported receiving an inquiry from the Henderson Group to place a representative on the Comprehensive Plan Committee, and expressed concern about individual interest.

The Board concluded that the committee should consist of the following:
 one (1) member of the Strategic Advisory Committee, one (1) member of the Sewer Authority, three (3) members of the Planning Commission, one (1) member from HARB or the Historical Society, one (1) member from Open Space, one (1) member from the Zoning Task Force, the Township Manager, Vice Chair Reiner as the Liaison, Thomas Comitta, Township Planner and one (1) Township resident.

Chairman Murphy's motion to form the Comprehensive Committee to consist of the following members, Vice Chair Reiner as the Liaison, Manager Serock, Thomas Comitta, Township Planner, one (1) member of the Strategic Advisory Committee, one (1) member of the Sewer Authority, three (3) members of the Planning Commission, one (1) member from HARB or the Historical Society, one (1) member from Open Space, one (1) member from the Zoning Task Force and one (1) Township resident, was seconded by Supervisor Barbone.

Solicitor Maddren inquired how the committee would be specifically chosen. Chairman Murphy responded that each separate committee Chairperson would recommend a representative to the Comprehensive Plan Committee.

The motion to form the Comprehensive Plan Committee was passed unanimously.

New Business: Authorization for the Manager and Township Secretary to Accept and Possibly Award Bids for Road Maintenance Services on April 27, 2016

Vice Chair Reiner's motion to authorize the Manager and Township Secretary to accept and possibly award bids for the Township's Road Maintenance services on April 27, 2016 was seconded by Supervisor Barbone and passed unanimously.

New Business: Authorization to Advertise Conditional Use Hearing for Concordville Subaru for May 4th

Vice Chair Reiner's motion to authorize the advertisement of a Conditional Use hearing for Concord Realty, LLC for a Concordville Subaru at 1713 Wilmington Pike during the Board of Supervisors' regular meeting was seconded by Supervisor Barbone and passed unanimously.

New Business: Authorization to Advertise Planned Residential Development Hearing for Harrier LLC for May 4th

Supervisor Reiner's motion to authorize the advertisement of a Planned Residential Hearing (PRD) for Harrier, LLC for Wednesday, May 4, 2016 following Concordville Subaru's Conditional Use hearing was seconded by Supervisor Barbone and passed unanimously.

New Business: Authorization to Advertise to take bids for Road Program Projects – Bullock Paving and Carriage Path Paving and Inlet Work (Award at May 4th Meeting)
 Supervisor Barbone's motion to authorize the advertisement to take bids for the Township's 2016 Road Program projects to pave Bullock and Carriage Path Roads and repair the inlet on Carriage Path was seconded by Vice Chair Reiner and passed unanimously.

New Business: Authorization to Advertise Start of 30-Day Public Comment Period Beginning in May for the Updated Act 537 Plan
 Vice Chair Reiner's motion to authorize the advertisement of the start of a 30-day comment period commencing on Monday, May 2, 2016 for the updated Act 537 Plan was seconded by Supervisor Barbone and passed unanimously.

New Business: Authorization to Separate Walkable Chaddds Ford Monies out of Open Space Fund and into a Separate Bank Account
 Vice Chair Reiner's motion to authorize the separation of Walkable Chaddds Ford funds out of the Open Space Fund and into a separate bank account was seconded by Supervisor Barbone and passed unanimously.

New Business: Resolution 2016 – 15, Reaffirmation of 432 Webb Road SALDO
 Vice Chair Reiner's motion to approve Resolution 2016 – 15, Reaffirmation of 432 Webb Road SALDO, to allow the applicant more time to record the plan, was seconded by Supervisor Barbone and passed unanimously.

New Business: Resolution 2016 – 16, Fee Schedule Amendment
 Vice Chair Reiner's motion to approve Resolution 2016 – 16, Fee Schedule Amendment, was seconded by Supervisor Barbone and passed unanimously.

New Business: Delaware County Act 247 Review Application(s): 134 Rocky Hill Road, Zantzinger, SALDO, Application for Lot Line Changes
 Manager Seroock reported that a SALDO application was received by the homeowner at 134 Rocky Hill Road for a minor lot line change with the neighbor at 334 Ridge Road and the Act 247 review application would be sent to the County's Planning Commission as it is a by-right plan.

Public Comment and Supervisors' Final Comments
 Chairman Murphy discussed the Township's HARB committee and turning it into more of a functioning Historic Commission for the entire Township. Supervisor Barbone recommended that a copy of the Historic Resources from the County be paid attention to since it lists key monuments in the Township.

Chairman Murphy inquired about an update on the Veteran's Memorial project at Brandywine Mills, which Manager Seroock responded has not been completed, yet.

The Board discussed adopting a Property Maintenance Code for the Township, and added

that a copy of the International Property Maintenance Code has been circulated for consideration. Addressing hoarding and infestation issues without infringing upon homeowner rights was briefly discussed.

Valerie Hoxter, Painters Crossing, Strategic Advisory Committee, commented that the Strategic Advisory Committee did review a Property Maintenance Code and commented that the Committee thought it would be better to enhance other Township Ordinances so that a Property Maintenance Code would not have to be passed.

Supervisor Reiner acknowledged receiving a report from Kelly and Close, the Township's alternate Engineer, suggesting uses for the Open Space surrounding the Estates at Chadds Ford Estates.

Continuation

Chairman Murphy's motion to continue the regular meeting to April 13th at 6:45PM to appoint members to the Comprehensive Plan was seconded by Vice Chair Reiner and passed unanimously.

Respectfully submitted,

Matt DiFilippo
Assistant to the Manager/ Township Secretary